

and before the signing of these presents, the receipt whereof is hereby acknowledged; has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON; its successors and assigns, the following described real estate situated in the County of GREENVILLE, State of South Carolina:

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN AUSTIN TOWNSHIP, GREENVILLE COUNTY, SOUTH CAROLINA, ON THE NORTHERN SIDE OF PARKIN'S MILL ROAD CONTAINING 1.17 ACRES, MORE OR LESS, ACCORDING TO A PLAT OF "PROPERTY OF MOBILE BOTTLE GAS CO." RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK, AT PAGE, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS:

BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF THE INTERSECTION OF PARKIN'S MILL ROAD AND A 50 FOOT STREET AND RUNNING THENCE ALONG THE NORTHERN EDGE OF PARKIN'S MILL ROAD S. 83-05 W. 238.3 FEET TO AN IRON PIN; THENCE N. 16-00 E. 297.3 FEET TO AN IRON PIN; THENCE N. 66-50 E. 136.1 FEET TO AN IRON PIN ON THE WESTERN EDGE OF SAID 50 FOOT STREET; THENCE ALONG THE EDGE OF SAID 50 FOOT STREET S. 40-55 E. 300 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

ALSO THE FOLLOWING PROPERTY:

ONE 18,000 GALLON PROPANE TANK, MANUFACTURED BY ATLAS TANK COMPANY.

ONE CORKEN FIVE HORSE POWER PUMP NUMBER 501.

ONE CYLINDER FILLING PLATFORM.

SUCH VALVES, PIPINGS AND FITTING AS MAY BE USED IN CONNECTION WITH THE ABOVE MENTIONED EQUIPMENT.

THE MORTGAGOR IS GIVEN THE PRIVILEGE OF ANTICIPATING PAYMENT OF THE AMOUNT DUE ON THIS MORTGAGE IN FULL, OR IN ANY LESSER AMOUNT, AT ANYTIME, WITHOUT PENALTY.

THIS MORTGAGE AND NOTE SECURED THEREBY ARE EXECUTED BY THE UNDERSIGNED, OFFICERS OF MOBILE BOTTLE GAS CO. PURSUANT TO THE AUTHORITY CONTAINED IN A RESOLUTION ADOPTED BY THE DIRECTORS AND STOCKHOLDERS OF SAID COMPANY AT A MEETING DULY CALLED AND HELD FOR THAT PURPOSE ON JUNE 25, 1962.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances, to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all buildings, structures and other improvements now or hereafter located thereon, and all and singular the tenements, hereditaments, appurtenances, privileges and easements, now or hereafter belonging or in any way appertaining to said property, or any part thereof, and all the estate, right, title and interest of the Mortgagor, in and to said property, and the rents, issues and profits thereof; and together also with all machinery, equipment, apparatus, motors, engines, dynamos, generators, boilers, pumps, tanks, ducts, fixtures, fittings, elevators, switchboards, furniture and furnishings now or hereafter owned by the Mortgagor and now or hereafter located upon, or used, useful, or necessary or adapted for, the present operation of said property, including but not limited to all machinery, equipment, apparatus and material of every nature and description for lighting, heating, cooking, refrigerating, plumbing, vacuum cleaning, air conditioning, the transmission of sound, fire prevention or extinguishing, including all sprinkler systems; all furnaces, stokers, stoves, heaters, ranges, fuel, refrigerators, kitchen cabinets, bathroom fixtures and equipment, awnings, window screens, window shades, venetian blinds, screen doors, combination windows and combination doors, storm doors and storm windows; all radios and television sets, employees' uniforms, superintendent and janitor supplies, carpets, rugs and other floor coverings, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, its Successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, its Successors and Assigns from and against the said Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.